

July 10, 2014

To: Timothy H Buhl, P.  
607-423-1919  
[tcbuhl@verizon.net](mailto:tcbuhl@verizon.net)

Re: Cayuga Farms development and recommendations from Lansing Pathways  
From: Lansing Pathways Committee Chair, Maureen Cowen

Dear Mr. Buhl,

The Lansing Pathways Committee has reviewed the most current plan (October 2014) for the Cayuga Farms development. In prior discussions you've indicated an interest in providing pathways on the perimeter of the development. This letter is to clarify our current suggestions for the incorporation of pathways and easements for recreational use of your residents into your proposed plan. The goal of these recommendations is to provide a recreational trail loop and safety for residents along N. Triphammer. .

**Recommendations:**

- (1) The west boundary of Cayuga Farms incorporates a portion to the mid line of the old Murdock railroad grade that runs north to south. We believe you have already indicated a willingness to incorporate a 6 ft. easement at this location shown in Green on the attached sketch. Mr. Jack Young, who owns the property on the west half of the old Murdock railroad bed is agreeing to a similar easement on his portion of this railroad bed. The resulting easement will provide a wonderful recreational opportunity with a 12 foot wide easement that would permit a footpath to meander along the top of the berm.
- (2) To allow residents to connect to the north end of the railroad path we recommend you consider an 8 ft. path\* (dotted Blue line on sketch) at the north butt end of the internal road connecting to the old growth woods in the N.W. corner of your development and then to the railroad bed path, or along the northern border of the property (Blue line on Sketch. In the event the owner converts this property in the future for private sale of the townhomes, we recommend that this portion of the internal path be given to the Town as an easement.
- (3) To allow residents to connect to the south end of the railroad path we recommend that you construct an 8 foot path\* (orange line on sketch) on what will eventually be the extension of Hillcrest Rd. when lands to the West of your development are developed. In the event the owner converts this property in the future for private sale of the townhomes, we recommend that this portion of the internal path be given to the Town as an easement.
- (4) We recommend that the developer provide the town with an easement for a pedestrian path/bike trail along N. Triphammer Road (shown in Magenta on sketch). This would add to the recreational walkways and a safe route for residents to get to the bus stop at the corner of Asbury Rd. and N. Triphammer Rd. (If, in the future, TCAT is willing to change their route to include this development then it would still provide safe passage to the bus stop. We wish to point out that currently there is no safe route beyond Cayuga Farms along N. Triphammer Rd to the corner of Asbury Rd. and N. Triphammer Rd. bus stop. We suggest that the Town seek ways to obtain a ROW easement along the two intervening parcels and make a clear pedestrian shoulder across the bridge.
- (5) As before we recommend all easements and plans be noted on the final site plan.

It is expected that Pathway volunteers would maintain the Murdock easement as a footpaths, or in the future as a stone path or multiuse path as the Town's if the Town's plans for a North-South connector can be realized. If the developer chooses to install another surface for the two connector paths, similar

to the internal paths elsewhere in the development then maintenance would be assigned to the owners, in a manner similar to other developments in Lansing.

Lansing Pathways Committee members would like to discuss these recommendations with you and the possibility of incorporating these into your plan for Cayuga Farms. After reviewing and discussing these recommendations Lansing Pathways committee has been directed to provide a letter to be included in your file with the town of Lansing.

Thank you for considering these recommendations, we look forward to hearing from you

Sincerely,

,Maureen Cowen, Lansing Pathways Committee Representative

\*stone dust or asphalt.

